



DEVELOPMENT CONSENT AUTHORITY

ALICE SPRINGS DIVISION

MINUTES

MEETING No. 163 – WEDNESDAY 10 OCTOBER 2012

**Department of Lands, Planning and the Environment Conference Room
1st Floor Alice Plaza, Todd Mall
Alice Springs**

MEMBERS PRESENT: Peter McQueen (via telephone), Geoff Booth and David Koch

APOLOGIES: Brendan Heenan and John McBride

OFFICERS PRESENT: Peter Somerville, Ben Taylor, Malcolm MacDonald, Fraser Cormack and Kirra Morgan

COUNCIL REPRESENTATIVE: Mark Pierson

Meeting opened at 9:30 am and closed at 9:40 am

THE MINUTES OF THE EVIDENTIARY STAGE AND THE DELIBERATIVE STAGE ARE RECORDED SEPARATELY. THESE MINUTES RECORD THE DELIBERATIVE STAGE. THE TWO STAGES ARE GENERALLY HELD AT DIFFERENT TIMES DURING THE MEETING AND INVITEES ARE PRESENT FOR THE EVIDENTIARY STAGE ONLY.

**ITEM 1 DEVELOPMENT – LOT 5241, 33 PLUMBAGO CRESCENT, SUBURB OF
SADADEEN, TOWN OF ALICE SPRINGS
GARAGE/ SHED ADDITION TO AN EXISTING SINGLE DWELLING WITH
REDUCED FRONT SETBACK
ALICE SHEDS & STRUCTURES PTY LTD**

Mr Julian Ash (on behalf of the applicant) attended the meeting.

RESOLVED That, the Development Consent Authority vary the requirements of Clause 6.11
0082/11 (Garages and Sheds) of the Northern Territory Planning Scheme, and pursuant to
section 53(a) of the *Planning Act*, and consent to the application to develop Lot
5241, 33 Plumbago Crescent, Suburb of Sadadeen, Town of Alice Springs for the
purpose of a garage/shed addition to a single dwelling, subject to the following
conditions:

CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
2. Storm water (associated with works approved by this permit) is to be collected and contained within the site or discharged into the drainage network to the technical standards of and at no cost to Alice Springs Town Council to the satisfaction of the consent authority.

NOTES:

1. A "Permit to Work Within a Road Reserve" may be required from Alice Springs Town Council before commencement of any work within the road reserves.
2. This development permit does not grant "building approval" for the proposed structure. The Building Code of Australia requires that certain structures within 900mm of a boundary meets minimum fire resistance level requirements and you are advised to contact a registered private Building Certifier to ensure that you have attained all necessary approvals before commencing demolition or construction works.
3. The Power and Water Corporation advises that the Water and Sewer Services Development Section
(landdevelopmentsouth@powerwater.com.au) and Power Network Engineering Section (powerconnections@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.

REASONS FOR THE DECISION

1. Pursuant to section 51(a) of the *Planning Act*, the Development Consent Authority must take into consideration the planning scheme that applies to the land to which the application relates. A variation is granted to the front building setback requirements of Clause 6.11 (Garages and Sheds) of the Northern Territory Planning Scheme as:

- Due to the gradient of the allotment and footprint of the existing single dwelling and carport, the front of the site is unconstrained and considered the most suitable location for development;
- The proposed development is consistent with the primary purpose of Zone SD (Single Dwelling) which is to provide for single dwellings on individual lots ;
- The proposal is generally consistent with all other relevant objectives and provisions of the NT Planning Scheme;
- The shed/garage in its proposed location is compatible with the building line of the existing carport on the site and the built form of the streetscape and surrounding development;
- No adverse effects of building massing are anticipated as the structure will be screened by landscaping and fencing;
- The skillion roof pitch of the proposed structure is compatible the design of the single dwelling and carport on the site;
- There are no openings facing the western side boundary or street frontage and as such, no overlooking issues are anticipated;
- The shed/garage is generally of an appropriate design and scale for the site and locality;

In accordance with Clause 2.5 (Exercise of Discretion by the Consent Authority) of the NT Planning Scheme, the aforementioned design features and site conditions are considered to be sufficient special circumstances and justify the granting of a variation to Clause 6.11 of the Scheme.

2. The application was publicly exhibited in accordance with the requirements contained in the *Planning Act* and Planning Regulations. No public submissions were received.

3. Pursuant to section 51(n) of the *Planning Act*, the Development Consent Authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated. With the exception of the front boundary setback, the development is compliant with the relevant controls contained in the NT Planning Scheme, is appropriate for the site and locality, and the design of the structure (height, roof pitch, colours, building materials) combined with landscaping and fencing on the site will reduce potential impact on the surrounding area. Consideration has been given to the streetscape and surrounding developments.

ACTION:

Notice of Consent and Development Permit

ITEM 2 **OTHER BUSINESS – LOT 5513, 50 GREVILLEA DRIVE, SUBURB OF
SADADEEN, TOWN OF ALICE SPRINGS
OTHER BUSINESS – REVIEW OF CAR PARKING AND LANDSCAPING
CONDITIONS OF DEVELOPMENT PERMIT DP10/0512
STEVE ROSSITER**

RESOLVED The Authority noted the information provided by the applicant for outstanding
0083/12 works including construction and sealing of driveways and car parking areas and
landscaping, but resolve to decline to issue a partial Certificate of Compliance

ACTION: Delegate of the Authority to inform applicant
of the Authorities decision and advise options
available to the applicant.

RATIFIED AS A RECORD OF ATTENDANCE AND DETERMINATIONS MADE AT THE MEETING



PETER McQUEEN
Chairman

16/10/2012